

Around self storage

MJ Partners Sells American Mini Storage Portfolio

MJ Partners Real Estate Services announced the \$16,400,000 sale of the American Mini Storage (AMS) portfolio to Los Feliz-based Storage Etc. The three-property AMS self storage portfolio, with locations in Rosemead, Diamond Bar, and Pomona, California, consists of 155,005 rentable square feet, 1,424 storage units and 72 RV/parking spaces.

“The single-story facilities allow for value-added improvements within densely-populated, infill trade areas,” said Marc Boorstein, principal with MJ Partners.

The AMS portfolio was family-owned and operated, and featured overall occupancy of approximately 80 percent at the time of sale. The properties will be rebranded as Storage Etc. MJ Partners, in conjunction with Kennedy Wilson’s Fred Cordova, represented the seller and buyer in the transaction.

DBCI Remains Accident Free for Six Years

Roll-up door manufacturer DBCI celebrated a milestone in July, marking six consecutive years without a single recordable injury. This monumental achievement encompasses more than 850,000 hours worked.

“I’m proud of everyone in this organization,” said DBCI President Larry Miller. “Safety has become our primary talking point over the past six years, and to go all that time without a single injury is quite a feat. That doesn’t happen by accident; it’s a culture that has to be embraced by every single person here.”

Shipping manager Jucory Moon has been with DBCI more than 13 years. “I think the biggest difference between now and six years ago is that now we care more,” he said. “We watch out for each other and talk things through.”

DBCI is a designer and manufacturer of commercial-grade steel roll-up doors and self storage solutions. Headquartered in Douglasville, Georgia, DBCI also operates production facilities in Houston, Texas, and Chandler, Arizona.

Storage Express Expands With 24/7 Customer Service

Storage Express’ contact center in Bloomington, Indiana, is now open around-the-clock. The Indiana-headquar-

tered company that owns and operates 85 locations has extended contact center operations from 7:00 a.m.–10:00 p.m. to 24 hours a day. The company continues to grow, working to serve Midwestern customers with the best service and convenience available by extending customer service hours to assist with everything from rentals, payments, inquiries and more.

“We’ve always offered 24/7 access to our customers, but we’re really excited about offering 24/7 customer service as well,” said John Barlow, rental operations director. “We can also monitor overnight activity in real time at our properties, where we’re adding more and more camera feeds to our headquarters.”

Storage Express buys, builds and upgrades self storage properties across Indiana, Illinois, Kentucky, Tennessee and Ohio. Rentals are centralized out of the company’s Bloomington, Indiana, headquarters. For more information, visit StorageExpress.com.



Investment Real Estate Awarded Pennsylvania Contract

Investment Real Estate Construction LLC (IREC) announced the signing of a new contract to construct the final phase at Global Self Storage in Sadsburyville, Pennsylvania, located in western Chester County.

IREC will design and construct a new 23,000+ square foot addition to the facility. This new building will provide a mix of climate-controlled and ambient temperature drive-up units as well as interior units. The additional building will be two stories and served by an elevator. The project began in June with completion scheduled for November 2014. Global Self Storage consists of 60,450 sq ft of building space. This expansion of 23,650 sq ft will increase their facility square footage by more than a third. IREC has a long history with this project. In years prior, it provided a feasibility study, construction management, property management and brokerage services.

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East Cherokee Storage Aids Suicide Prevention Program

East Cherokee Storage Property Manager Melissa Emert recently noticed a decal displaying “In Loving Memory of Connor: Yellow Ribbon Georgia Teen Suicide Prevention,” and she knew she needed to get involved.

She quickly copied the website address and contacted Judy Merritt, a mother who started the Georgia Chapter in remembrance of her son, Connor Merritt, who lost his life due to youth suicide. Yellow Ribbon Suicide Prevention Program (YRSPP) is a national and international program that started in 1994. They dedicate time and resources to educate and train the public on youth suicide prevention. The goal is to remove the negative stigma that has been placed on asking for help in order to get youth the professional assistance to save lives.

Emert and colleague David Moore decided to help Judy by raising awareness and funds to support this organization. Their goal was to reach as many people as possible in order to expand the YRSPP outreach and collect donations to continue the Yellow Ribbon Card Program in Georgia.

East Cherokee Storage is located at 125 Highland Village Drive in Woodstock, Georgia, and is managed by Absolute Storage Management (ASM). To read more about the YRSPP and its Yellow Ribbon Card Program, check out yellowribbongeorgia.org.



Metro Storage to Convert Liquor Distribution Center

Metro Storage LLC announced the acquisition of a former liquor distribution center in the north Milwaukee suburb of Brown Deer, Wisconsin, for conversion to a state-of-the-art facility.

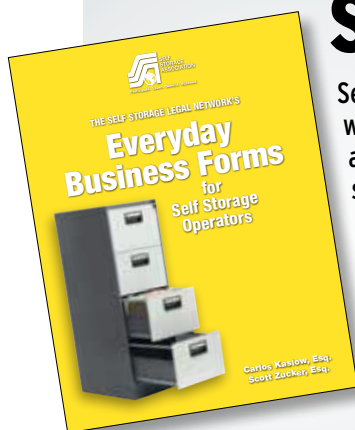
The new store is scheduled for opening in the fourth quarter of 2014, with a total of 638 storage units. This is the third development site acquisition in the past three months for Metro Storage LLC.

“This is a great opportunity for us,” said Metro Storage LLC Chairman Matt Nagel. “We’re looking forward to entering the Milwaukee market with this outstanding store.”

In addition to the existing building, three new buildings will be developed for a total of 107,458 gross square feet of storage. The existing building will consist of climate-controlled storage, a drive-through for vehicles, and interior loading and unloading. The three new buildings will feature traditional drive-up non-climate controlled storage. ❖

THE SELF STORAGE LEGAL NETWORK'S

Everyday Business Forms for Self Storage Operators



Self storage is the rental of non-residential real estate. Each tenant is required to execute a written rental agreement that typically states that it can only be modified in writing. While a good rental agreement will work well for most customers, you will have customers and situations that require that additional forms be used in conjunction with the rental agreement.

This manual provides addendums and forms to deal with business situations that frequently arise at self storage facilities. The forms provided are models that you will be able to modify to conform to your rental agreement and other documents.

We hope that having these forms will make serving your customers' needs easier and will allow site personnel to respond properly when requests are made.

57 Pages. Sold electronically as a PDF and MS Word.

Members - \$150
Not-Yet Members - \$200
www.selfstorage.org